



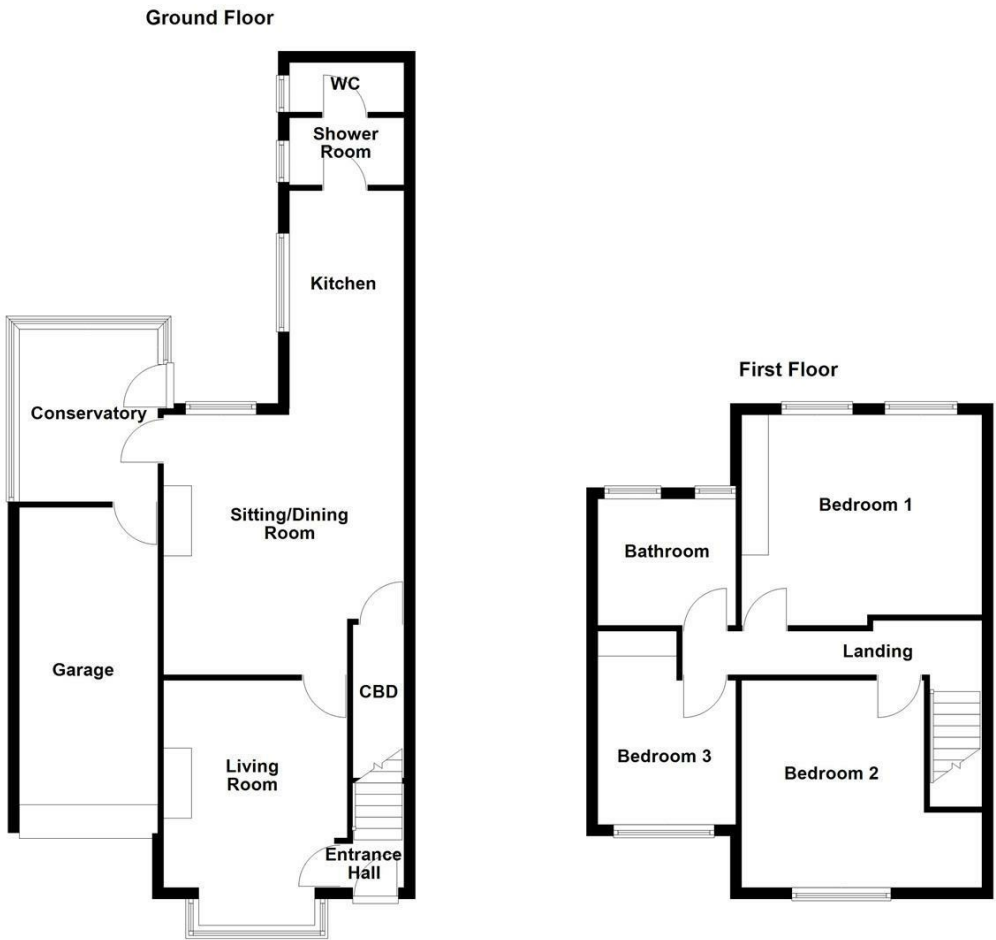
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

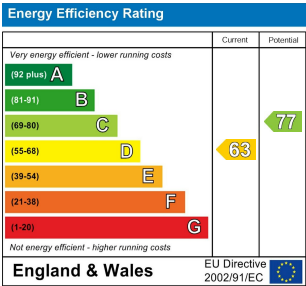


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



43 Dalefield Road, Normanton, WF6 1HD

For Sale Freehold £165,000

A superb opportunity to acquire this extended three bedroom end terrace home, offering spacious and versatile living accommodation throughout and having been thoughtfully extended.

The ground floor boasts two reception rooms, a galley style kitchen, downstairs w.c., downstairs shower room, and a conservatory overlooking the enclosed rear garden. There are three generous double bedrooms and a modern three piece house bathroom to the first floor. Externally, the property features a low maintenance front buffer garden and a concrete driveway leading to an integral single garage with manual up and over door, power and lighting, housing the combination boiler, and offering access to the conservatory. The rear garden is attractively designed with a tiled seating area, pebbled section with planted borders, a large paved patio, timber shed, and timber fencing to three sides, along with external lighting, power sockets, and a water point.

Situated within walking distance of local amenities and schools, the property is conveniently located close to Normanton town centre, with excellent transport links including access to the M62 motorway, Normanton railway station, and local supermarkets, making it an ideal home for families and commuters alike.

An early viewing is highly recommended to fully appreciate the quality and space on offer.



ACCOMMODATION

ENTRANCE HALL

Timber front entrance door leads into the hallway, central heating radiator, double handrail staircase leading up to the first floor, and a door providing access to the living room.

LIVING ROOM

10'0" (min) x 10'9" (max) x 14'6" (3.06m (min) x 3.30m (max) x 4.42m)
A bright and welcoming reception room with a rectangular bay window fitted with UPVC double glazing overlooking the front aspect. A central heating radiator, coving to the ceiling and a decorative stone fireplace. An internal door leading to the sitting/dining room.



SITTING/DINING ROOM

15'3" x 10'10" (min) x 14'2" (max) [4.66m x 3.31m (min) x 4.34m (max)]
A spacious reception area has a timber stable style door to the side aspect, a UPVC double glazed window to the rear aspect, coving ceiling and wall lighting. An opening leads into the kitchen diner and there is a door providing access to the large understairs storage cupboard, which includes fitted shelving, coat rack, and lighting.



CONSERVATORY

8'11" x 9'4" (2.73m x 2.87m)
Accessed via a timber door from the sitting/dining room, the conservatory features double glazed windows on two sides, a timber door leading to the rear garden, and power and lighting.



KITCHEN

12'9" x 6'8" (3.91m x 2.05m)
Fitted with a range of wall and base units having tiled work surfaces and tiled upstands, a 1.5 stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob and extractor hood above. Display cupboards with glass shelving, a double glazed window overlooking the side aspect, downlights built into the wall cupboards and space for a small fridge or freezer under the counter. A doorway leads into the downstairs shower room.

SHOWER ROOM

3'10" x 6'7" (1.19m x 2.02m)
Fitted with a large corner shower cubicle with sliding glass doors and mixer shower, fully tiled walls and tiled flooring. A chrome ladder style radiator, a frosted UPVC double glazed window to the side aspect and a wall mounted extractor fan. A timber door leading to a separate w.c.



W.C.

2'11" x 6'7" (0.89m x 2.02m)
Comprising a low flush w.c. and a wash basin with mixer tap, set into a high gloss vanity unit below. A chrome heated towel rail, tiled splashback, fully tiled floor and a frosted UPVC double glazed window to the side aspect.

FIRST FLOOR LANDING

Fitted with a central heating radiator, loft access hatch and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

12'5" x 14'3" (3.81m x 4.35m)
A generous double bedroom with two UPVC double glazed windows overlooking the rear elevation, two central heating radiators, coving to the ceiling and a range of fitted wardrobes to one wall.



BEDROOM TWO

12'1" x 10'9" (min) x 14'3" (max) [3.70m x 3.30m (min) x 4.35m (max)]
A UPVC double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE

8'7" (min) x 11'4" (max) x 8'2" (2.62m (min) x 3.47m (max) x 2.50m)
A UPVC double-glazed window to the front elevation, a central heating radiator, a fitted double wardrobe and overhead storage cupboards.

BATHROOM/W.C.

7'4" x 8'1" (2.26m x 2.48m)
Fitted with a three piece suite comprising a panelled bath with twin taps, a low flush w.c. and a pedestal wash basin with twin taps. Full height tiled walls, laminate flooring, a white ladder style radiator, inset spotlights, a shaver point and two frosted UPVC double glazed windows to the rear elevation.



OUTSIDE

To the front, there is a cast iron gate opening to a paved buffer garden with planted borders and a concrete driveway providing off road parking leading to the integral single garage. A pathway runs down the side of the property to the rear garden, which features a tiled seating area with double outdoor power sockets, a low maintenance pebble section with raised planted borders, and a paved patio area at the back with two timber rose arches. Includes a small timber shed, timber fencing to all sides, outside water point, and exterior lighting. The garden is fully enclosed, with timber gate access to the rear street.



GARAGE

19'4" x 8'4" (5.90m x 2.55m)
Manual up and over door, power and lighting, a timber single glazed window to the rear, and housing the Baxi condensing boiler for the property.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.